

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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June 29, 2007

Ms. Lorna Meyer
Centex Homes
3606 North Rancho Drive, Suite #102
Las Vegas, Nevada 89130

RE: TMP-21698 - TENTATIVE MAP - LAKE MEAD/ROCK SPRINGS

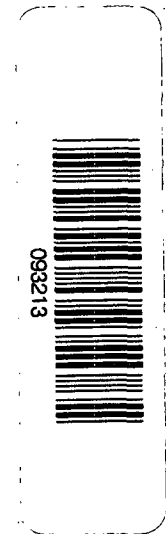
Dear Ms. Meyer:

Your request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres on the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian), was considered by the Planning Commission on June 28, 2007.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-20220), Zoning (ZON-20217), and General Plan Amendment (GPA-20216).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. Heights of all screen walls facing the public Right-of-Way (ROW) shall be no greater than 10 feet in total height measured from the ROW to the highest point of the wall.
5. Proposed retaining and screen walls shall conform with Title 19.12.075 – Wall Standards, Title 18.08.110 – Proposed Perimeter Grades, and Title 18.12.510 – Perimeter Wall Requirements.



Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

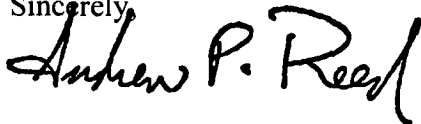
9. The non-standard circular cul-de-sac shown on this Tentative Map is acceptable per WVR-20568.
10. The Final Map for this site shall show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".

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11. Site development to comply with all applicable conditions of approval for ZON-20217 and all other site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **June 28, 2007** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **June 29, 2007**.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146